

ORDINANCE NO. _____

#49

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY COMMONLY KNOWN AS THE DUNCAN-WASHINGTON HOUSE
3 LOCATED AT 1214 EAST 7TH STREET IN THE CENTRAL EAST AUSTIN
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO
6 NEIGHBORHOOD OFFICE-MIXED USE-HISTORIC-CONDITIONAL
7 OVERLAY-NEIGHBORHOOD PLAN (NO-MU-H-CO-NP) COMBINING
8 DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from family residence-neighborhood plan (SF-3-NP) combining
14 district to neighborhood office-mixed use-historic-conditional overlay-neighborhood plan
15 (NO-MU-H-CO-NP) combining district on the property described in Zoning Case No
16 C14-06-0162 and Zoning Case No C14H-07-0002, on file at the Neighborhood Planning
17 and Zoning Department, as follows

18
19 The west 49.2 feet of Lot 8, Block 2, George L Robertson Subdivision, Outlots 2
20 and 3, Division B, an addition in the City of Austin, Travis County, Texas,
21 according to the map or plat of record in Volume 1, Page 4, of the Plat Records of
22 Travis County, Texas (the "Property"),

23
24 commonly known as the Duncan-Washington House, locally known as 1214 East 7th
25 Street, in the City of Austin, Travis County, Texas, and generally identified in the map
26 attached as Exhibit "A"

27
28 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be
29 developed and used in accordance with the regulations established for the neighborhood
30 office (NO) base district and other applicable requirements of the City Code

1 **PART 3.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions

- 3
- 4 A A site plan or building permit for the Property may not be approved, released,
5 or issued, if the completed development or uses of the Property, considered
6 cumulatively with all existing or previously authorized development and uses,
7 generate traffic that exceeds 2,000 trips per day
- 8
- 9 B The maximum height of a building or structure is 35 feet from ground level
- 10
- 11 C The maximum height of a building or structure is two stories
- 12
- 13 D Safety services use and local utility services use are prohibited uses of the
14 Property

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16 **PART 4.** The Property is subject to Ordinance No 011213-42 that established the Central
17 East Austin neighborhood plan combining district

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19 **PART 5.** This ordinance takes effect on _____, 2007

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22 **PASSED AND APPROVED**

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24

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26 _____, 2007

27 Will Wynn
28 Mayor

29

30

31 **APPROVED:** _____

32 David Allan Smith
33 City Attorney

ATTEST: _____

Shirley A Gentry
City Clerk

